

New Orleans Historic District Landmarks Commission  
Meeting Minutes

Date: May 15, 2015

Location: City Council Chamber, 1300 Perdido Street, New Orleans, LA

Called to order: 9:10 a.m.

Adjourned: 1:00 p.m.

Commissioners present: Greg Hackenberg, Heather Szapary, Jesse LeBlanc, Renee Lapeyrolerie, Tony French, Calvin Alexander, Ed deMontluzin, Jeanne Nathan

Commissioners arriving after beginning of the meeting: Katie Fayard, Marlene Jaffe

Commissioners absent: Dwight Norton, John Deveney

**I. Minutes**

A. Minutes of the April 16, 2015 meeting

Motion: Approve the meeting minutes.

By: Heather Szapary

Seconded: Katie Fayard

Result: Passed

In favor: Greg Hackenberg, Heather Szapary, Jesse LeBlanc, Renee Lapeyrolerie, Tony French, Calvin Alexander, Ed deMontluzin, Jeanne Nathan, Katie Fayard, Marlene Jaffe

Opposed:

Comments:

**II. CONSENT AGENDA**

- A. 1476 Magazine St: Charles Rutledge, applicant; Magazine Race, LLC, owner; Construction of a new multi-story, mixed use building.
- B. 2417 Dauphine St ABCD: Kyle Resmondo, applicant; Pie Dauphine LLC, owner; Construction of two, two-story multi-family buildings on existing vacant lot.
- C. 2413 Dauphine St EFGH: Kyle Resmondo, applicant; Pie Dauphine LLC, owner; Construction of two, two-story multi-family buildings on existing vacant lot.
- D. 1581 Magazine St: John Guarnieri, applicant; Winingder Enterprises, LLC, owner; New construction of a mixed use building.
- E. 3614 N Rampart St: Corbett Scott, applicant; 3614 N Rampart LLC, owner; New construction of single family residential building.
- F. 2533 Tchoupitoulas St: Francisco Alecha, applicant; Renovate an existing office and warehouse building into a lounge and parking.
- G. 428 6Th St: Frank E. Gerarve, Jr Arch., applicant; Club Semreh, owner; New construction of a 1-story 6024 sq ft warehouse.
- H. 1447-49 N Villere St: Jennifer D Johnson, applicant/owner; Renovate and construct 1-story addition to existing building.

- I. 1341 Independence St: Mike Wood, applicant; New Orleans Redevelopment Authority, owner; New construction of two family residential building.
- J. 809-815 Frenchmen St: Rick A. Fifield, applicant; 813 Frenchmen LLC, owner; General renovation, including addition of a garage door and inset balconies to front facade.
- K. 1717 Coliseum St: William Sonner, applicant; Derrell R James, owner; Construct a roof top addition and second floor addition to a single family residential building.

Motion: Suspend the rules.

By: Greg Hackenberg

Second: Marlene Jaffe

Result: Passed

In favor: Greg Hackenberg, Heather Szapary, Jesse LeBlanc, Renee Lapeyrolerie, Tony French, Calvin Alexander, Ed deMontluzin, Jeanne Nathan, Katye Fayard, Marlene Jaffe

Opposed:

Comments:

Motion: Remove items A, B, C, D & K from the Consent Agenda.

By: Greg Hackenberg

Second: Ed de Montluzin

Result: Passed

In favor: Greg Hackenberg, Heather Szapary, Jesse LeBlanc, Renee Lapeyrolerie, Tony French, Calvin Alexander, Ed deMontluzin, Jeanne Nathan, Katye Fayard, Marlene Jaffe

Opposed:

Comments:

Motion: Reinstate the rules.

By: Greg Hackenberg

Second: Calvin Alexander

Result: Passed

In favor: Greg Hackenberg, Heather Szapary, Jesse LeBlanc, Renee Lapeyrolerie, Tony French, Calvin Alexander, Ed deMontluzin, Jeanne Nathan, Katye Fayard, Marlene Jaffe

Opposed:

Comments:

Motion: Approve the Consent Agenda.

By: Heather Szapary

Second: Calvin Alexander

Result: Passed

In favor: Greg Hackenberg, Heather Szapary, Jesse LeBlanc, Renee Lapeyrolerie, Tony French, Calvin Alexander, Ed deMontluzin, Jeanne Nathan, Katye Fayard, Marlene Jaffe

Opposed:

Comments:

A. 1476 Magazine Street

Application: Construction of a new, multi-story, mixed use building.

Motion: Grant conceptual approval of the proposal with the details to be worked out at the Staff level.

By: Marlene Jaffe

Seconded: Katie Fayard

Result: Passed

In Favor: Greg Hackenberg, Heather Szapary, Jesse LeBlanc, Renee Lapeyrolerie, Tony French, Calvin Alexander, Ed deMontluzin, Jeanne Nathan, Katie Fayard, Marlene Jaffe

Opposed:

Comments: Lawrence Buckingham and Damien Estevez spoke in opposition to the proposal.

B. 2417 Dauphine Street

Application: Construction of two, two-story multi-family buildings on existing vacant lot.

Motion: Grant conceptual approval of the proposal with the details to be worked out at the Staff level.

By: Ed deMontluzin

Seconded: Katie Fayard

Result: Passed

In Favor: Greg Hackenberg, Heather Szapary, Jesse LeBlanc, Renee Lapeyrolerie, Tony French, Calvin Alexander, Ed deMontluzin, Jeanne Nathan, Katie Fayard, Marlene Jaffe

Opposed:

Comments: Brian Barbieri and Peter Renault spoke in opposition to the proposal.

C. 2413 Dauphine Street

Application: Construction of two, two-story multi-family buildings on existing vacant lot.

Motion: Grant conceptual approval of the proposal with the details to be worked out at the Staff level.

By: Ed deMontluzin

Seconded: Katie Fayard

Result: Passed

In Favor: Greg Hackenberg, Heather Szapary, Jesse LeBlanc, Renee Lapeyrolerie, Tony French, Calvin Alexander, Ed deMontluzin, Jeanne Nathan, Katie Fayard, Marlene Jaffe

Opposed:

Comments: Brian Barbieri and Peter Renault spoke in opposition to the proposal.

D. 1581 Magazine Street

Application: New construction of a mixed use building.

Motion: Grant conceptual approval of the proposal with the details to be worked out at the Staff level.

By: Greg Hackenberg

Seconded: Ed deMontluzin

Result: Passed

In Favor: Greg Hackenberg, Heather Szapary, Jesse LeBlanc, Renee Lapeyrolerie, Tony French, Calvin Alexander, Ed deMontluzin, Jeanne Nathan, Katie Fayard, Marlene Jaffe

Opposed:

Comments: Wilton Curtis Pierre and Joshua Quincy spoke in opposition to the proposal.

K. 1717 Coliseum Street

Application: Construct a roof top addition and second floor addition to a single family residential building.

Motion: Grant conceptual approval of the proposal with the details to be worked out at the Staff level.

By: Greg Hackenberg

Seconded: Calvin Alexander

Result: Passed

In Favor: Greg Hackenberg, Heather Szapary, Jesse LeBlanc, Renee Lapeyrolerie, Tony French, Calvin Alexander, Ed deMontluzin, Jeanne Nathan, Katie Fayard, Marlene Jaffe

### **III. OLD BUSINESS WORK APPLICATIONS**

#### **A. 720 Jackson Avenue**

Application: Installation of multiple cellular antennas on a historic brick bell tower.

Motion: This item was withdrawn

### **IV. NEW BUSINESS WORK APPLICATIONS**

#### **A. 1115 Piety Street**

Application: Relocation of existing windows on a side elevation of an existing single story, single family residential building.

Motion: Grant conceptual approval with the details to be worked out at the Staff level. The Commission requested that the modified location of the double windows be centered between adjacent windows.

By: Greg Hackenberg

Seconded: Katye Fayard

Result: Passed

In Favor: Greg Hackenberg, Heather Szapary, Jesse LeBlanc, Renee Lapeyrolerie, Tony French, Calvin Alexander, Ed deMontluzin, Jeanne Nathan, Katye Fayard, Marlene Jaffe

Opposed:

### **V. NEW BUSINESS DEMOLITION APPLICATIONS**

#### **A. 1603 Louisa Street**

Application: Demolish to grade under the CNO FEMA funded demolition program.

Motion: Deny application

By: Tony French

Seconded: Heather Szapary

Result: Passed

In Favor: Greg Hackenberg, Heather Szapary, Jesse LeBlanc, Renee Lapeyrolerie, Tony French, Calvin Alexander, Ed deMontluzin, Jeanne Nathan, Katye Fayard, Marlene Jaffe

Opposed:

Comment: Max deBoyle, the tax lien holder requested denial of the demolition.

#### **B. 1602 Louisa Street**

Application: Demolish to grade under the CNO FEMA funded demolition program.

Motion: This application was withdrawn.

### **VI. NEW BUSINESS RETENTION APPLICATIONS**

#### **A. 622-24 1<sup>ST</sup> Street**

Application: Retention of front door installed in deviation of Certificate of Appropriateness.

Motion: Approve the application for retention of the salvaged door because of the difficulty finding a historic that matches the especially unique existing door.

By: Katye Fayard

Seconded: Greg Hackenberg

Result: Passed

In Favor: Greg Hackenberg, Heather Szapary, Renee Lapeyrolerie, Tony French, Calvin Alexander, Ed deMontluzin, Jeanne Nathan, Katye Fayard, Marlene Jaffe

Opposed:

Comment:

B. 6321 Alhambra Street

Application: Retention of windows on side elevations installed in deviation of approved plans.

Motion: Approve the application for retention of the windows installed provided that wood screens and a 7'-0" capped wood vertical board fence is installed at property lines to mitigate visibility of the windows.

By: Calvin Alexander

Seconded: Jeanne Nathan

Result: Passed

In Favor: Greg Hackenberg, Heather Szapary, Renee Lapeyrolerie, Tony French, Calvin Alexander, Ed deMontluzin, Jeanne Nathan, Katye Fayard, Marlene Jaffe

Opposed:

Comment: Jesse LeBlanc was out of the chamber during the vote.

C. 1501 Dumaine Street

Application: Retention of windows installed in deviation of CofA.

Motion: Allow retention of the windows.

Second: Motion died due to a lack of a second.

Motion: Defer action on this application until the next Commission meeting so the applicant may seek a quote for the recommended corrections

By: Katye Fayard

Seconded: Jeanne Nathan

Result: Passed

In Favor: Greg Hackenberg, Heather Szapary, Renee Lapeyrolerie, Tony French, Calvin Alexander, Ed deMontluzin, Jeanne Nathan, Katye Fayard, Marlene Jaffe, Jesse LeBlanc

Opposed:

D. 2221 Burgundy Street

Application: Retention of inappropriate guardrails.

Motion: Deny the application for retention of the wood guardrail as built.

By: Greg Hackenberg

Seconded: Marlene Jaffe

Result: Passed

In Favor: Greg Hackenberg, Heather Szapary, Renee Lapeyrolerie, Tony French, Calvin Alexander, Ed deMontluzin, Jeanne Nathan, Katye Fayard, Marlene Jaffe, Jesse LeBlanc

Opposed:

E. 3113 Constance Street

Application: Retention of inappropriate handrail.

Motion: Deny the application for retention of the inappropriate handrails with corrections to be worked out at the Staff level.

By: Greg Hackenberg

Seconded: Tony French

Result: Passed

In Favor: Greg Hackenberg, Heather Szapary, Renee Lapeyrolerie, Tony French, Calvin Alexander, Ed deMontluzin, Jeanne Nathan, Katye Fayard, Marlene Jaffe, Jesse LeBlanc

Opposed:

F. 613-15 Elmira Avenue

Application: Retention of vinyl windows.

Motion: Defer action on this application until the next Commission meeting so that the applicant may attend the meeting

By: Heather Szapary

Seconded: Katie Fayard

Result: Passed

In Favor: Greg Hackenberg, Heather Szapary, Renee Lapeyrolerie, Tony French, Calvin Alexander, Ed deMontluzin, Jeanne Nathan, Katie Fayard, Marlene Jaffe, Jesse LeBlanc

Opposed:

G. 1240 Bartholomew Street

Application: Retention of modification to gable window.

Motion: Approve application.

By: Tony French

Seconded: Greg Hackenberg

Result: Passed

In Favor: Greg Hackenberg, Heather Szapary, Renee Lapeyrolerie, Tony French, Calvin Alexander, Ed deMontluzin, Jeanne Nathan, Katie Fayard, Marlene Jaffe, Jesse LeBlanc

Opposed:

H. 2127 Prytania Street

Application: Appeal of ARC recommendation against retention of inappropriately detailed vehicular gates and masonry wall installed without a Certificate of Appropriateness. Appeal of ARC recommendations against proposed modifications to enclosure of area beneath porch, which was enclosed without a Certificate of Appropriateness.

Motion: Deny application.

By: Heather Szapary

Seconded: Tony French

Result: Passed

In Favor: Greg Hackenberg, Heather Szapary, Renee Lapeyrolerie, Tony French, Calvin Alexander, Ed deMontluzin, Jeanne Nathan, Katie Fayard, Marlene Jaffe, Jesse LeBlanc

Opposed:

I. 1335 Coliseum Street

Application: Retention of windows installed in deviation of CofA.

Motion: This item was withdrawn.

J. 915 Jackson Avenue

Application: Retention of pavement at side yard.

Motion: Deny the application for retention.

By: Ed deMontluzin

Seconded: Greg Hackenberg

Result: Passed

In Favor: Greg Hackenberg, Heather Szapary, Renee Lapeyrolerie, Tony French, Calvin Alexander, Ed deMontluzin, Jeanne Nathan, Katie Fayard, Marlene Jaffe, Jesse LeBlanc

Opposed:

## **VII. HDLC REPORTS AND COMMUNICATIONS**

A. Application: Proposal to change HDLC guidelines regarding solar panels.

Discussion: David Denny presented his proposal for changes to the HDLC Solar Panel Guidelines. Industry representatives Mike Murphy and Tucker Crawford responded to Commissioner's questions and gave input during the discussion. The staff made a presentation of research regarding solar panel guidelines from around the United States and the HDLC statistics on solar panel approvals.

Resolution: The staff will draft a proposed revision to the guidelines based on the discussion.

There being no further business to discuss, the meeting was adjourned.